LJ Hooker Gungahlin
Suite 2C, Level 1, Gungah46-50 Hibberson Street,
GUNGAHLIN ACT 2912

27 Magenta Sq, Amaroo, ACT 2914

$625,000+

Duplex 2 1 1















NO BODY CORPORATE - MOVE IN READY

Set within the established, family-friendly suburb of Amaroo, this home places you in a location that continues to be in demand for good reason. Moments from local schools, Amaroo Village shops, parkland and easy transport links into Gungahlin and the City, it's a suburb that balances convenience with a genuine neighbourhood feel. Established homes and a strong sense of community make Amaroo a place people move into and grow into.

Open for Inspection

By Appointment.

Inside, the home unfolds as a practical and easy-to-live-in layout, ideal for downsizers, first home buyers or investors alike. Two bedrooms are well positioned, with a central bathroom that has been creatively renovated to a high standard, and internal laundry adding everyday functionality. The proportions are comfortable without excess, and the home sits on a manageable corner block-offering new fencing, usuable yard as a blank canvas, at approximately 92sqm of living on a 311sqm block, it's a footprint that feels considered and efficient, and easy.

The kitchen and living areas have been thoughtfully updated and adjusted to reflect modern expectations and open plan living. With induction cooktop and new oven anchors the home, complemented by excellent storage throughout. Ducted reverse cycle air conditioning ensures year-round comfort, while simple, open living spaces create a natural connection between cooking, dining and relaxing-designed for real day-to-day living rather than show.

Outdoors, the home continues to offer practical appeal. A space to create whatever you so choose, with scope to further enhance over time. The inclusion of a garden shed, new mailbox and pet-friendly additions like dog and cat doors speaks to a home that has been lived in and adapted.

At a glance

2 bedroom duplex on a corner block
Approx. 311sqm block | ~92sqm living + 18sqm garage
Renovated kitchen with induction cooktop & new oven & Dishwasher
Renovated bathroom with Character
Ducted reverse cycle air conditioning all year round comfort
Internal laundry
Crimsafe doors and windows
NBN connected
Outdoor living area + garden shed

Listed By
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Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.